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MUTINY BAY RIVIERA

CONDOMINIUM PLAT OF DIVISION 1 - APARTMENTS 1-3 & 8-15
GOV. LOT 1, SECTION 9, TOWNSHIP 29 NORTH, RANGE 2 EAST, W.M.

LAND SURVEYOR'S CERTIFICATE

I, Arthur L. Hitchings, hereby certify that the following plat of MUTINY BAY RIVIERA is based upon an actual survey, that the courses and distances are shown thereon correctly, that the monuments have been set and that the plan is in agreement with the building plan.



Arthur L. Hitchings
Surveyor
L.S. # 6434

TREASURER'S CERTIFICATE

I, Robert E. Cooper, Treasurer of Island County, Washington, hereby certify that all taxes on the following property are fully paid to and including the year 1973.

Property of Mutiny Bay Riviera
RECORDED ON THE 12th DAY OF MARCH, 1973 IN VOL. 11 OF PLATS
PAGES 78, 79 & 80 DEPUTY COUNTY TREASURER

RECORDING CERTIFICATE

Filed for record at the request of Mutiny Bay Riviera Incorporated on the 1st day of Feb. 1973, at 11 minutes past 11 A.M., and recorded in Volume 11 of Plats, pages 78 and 79 Records of Island County, Washington.

Deputy County Auditor

CERTIFICATE OF TITLE

Recorded on the 1st day of Feb. 1973, File No. 259028, Volume 3866, page 78, records of Island County, Washington.

APPROVALS

Examined and approved this 1st day of Feb. 1973, and copy received.

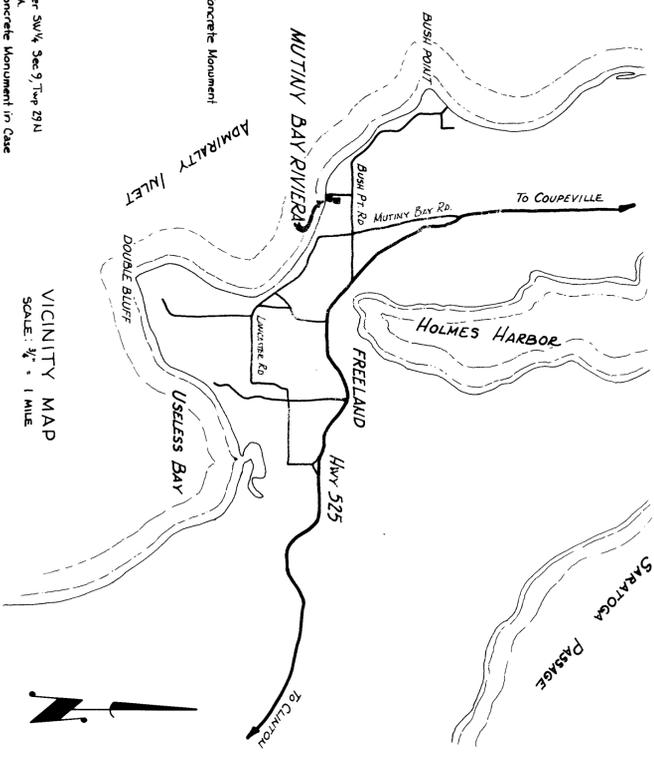
COUNTY ASSESSOR DEPUTY COUNTY ASSESSOR

Examined and approved in accordance with the statutes and Ordinance of Island County and RCW 64.32 this 21 day of Feb. 1973.

APPROVED AS TO CONFORMITY WITH THE TERMS AND CONDITIONS OF PRELIMINARY APPROVAL AND APPLICABLE STATE AND COUNTY LAWS AND REGULATIONS, THIS 21th DAY OF Feb. 1973.

Approved by the Board of County Commissioners this 21 day of Feb. 1973.

County Auditor

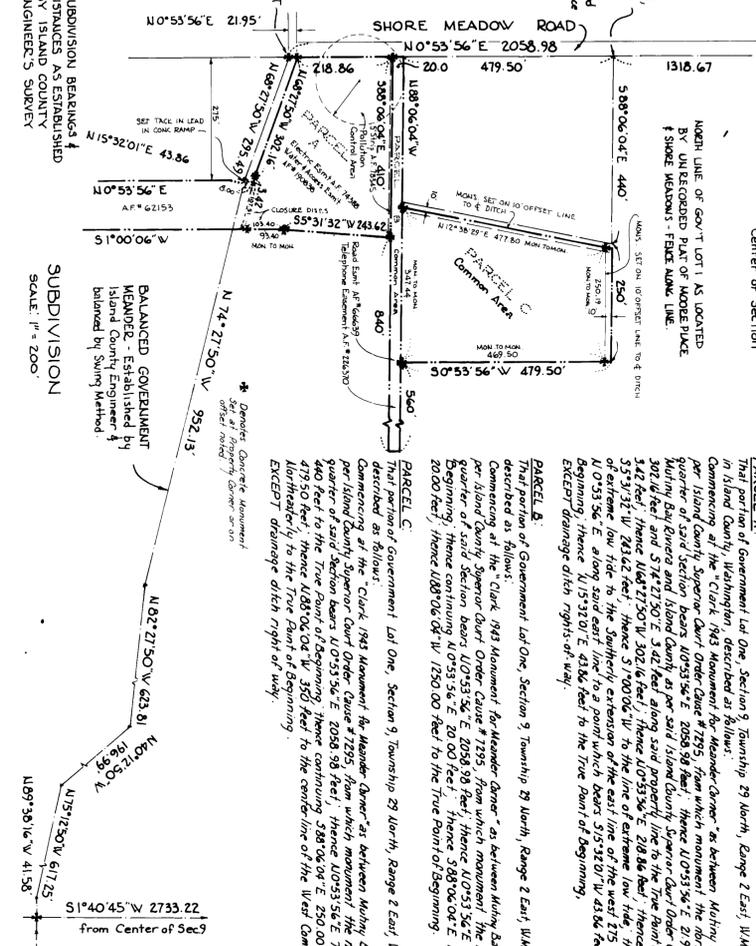


DESCRIPTION:

PARCEL A: That portion of Government Lot One, Section 9, Township 29 North, Range 2 East, W.M., in Island County, Washington, described as follows: Commencing at the Clark 1943 Monument for Meander Corner, as between Mutiny Bay Riviera, Inc. and Island County, as per Island County Superior Court Order Cause # 7295, from which monument the northeast corner of the southwest quarter of said Section bears 10°55'56"E 2058.98 feet, thence 10°55'56"E 21.95 feet to the property line between Mutiny Bay Riviera and Island County Superior Court Order Cause # 7295, thence 56°27'50"W 302.00 feet, thence 57°42'30"E 342 feet along said property line to the true point of beginning, thence 118°27'50"W 534.2 feet, thence 108°06'04"W 502.00 feet, thence 10°55'56"E 2058.98 feet, thence 108°06'04"W 502.00 feet, thence 118°27'50"W 534.2 feet, thence 57°42'30"E 342 feet, thence 56°27'50"W 302.00 feet to the line of extreme low water, thence 58°06'04"E 440 feet, thence 118°27'50"W 534.2 feet, thence 10°55'56"E 2058.98 feet, thence 108°06'04"W 502.00 feet to the true point of beginning, except drainage ditch rights of way.

PARCEL B: That portion of Government Lot One, Section 9, Township 29 North, Range 2 East, W.M., in Island County, Washington, described as follows: Commencing at the Clark 1943 Monument for Meander Corner, as between Mutiny Bay Riviera, Inc. and Island County, as per Island County Superior Court Order Cause # 7295, from which monument the northwest corner of the southwest quarter of said Section bears 10°55'56"E 2058.98 feet, thence 10°55'56"E 740.51 feet, thence 58°06'04"E 440 feet to the true point of beginning, thence continuing 58°06'04"E 250.00 feet, thence 50°53'56"W 479.50 feet, thence 108°06'04"W 350 feet to the centerline of the West Community Drainage Ditch, thence 108°06'04"W 350 feet to the true point of beginning, except drainage ditch right of way.

PARCEL C: That portion of Government Lot One, Section 9, Township 29 North, Range 2 East, W.M., in Island County, Washington, described as follows: Commencing at the Clark 1943 Monument for Meander Corner, as between Mutiny Bay Riviera, Inc. and Island County, as per Island County Superior Court Order Cause # 7295, from which monument the northwest corner of the southwest quarter of said Section bears 10°55'56"E 2058.98 feet, thence 10°55'56"E 740.51 feet, thence 58°06'04"E 440 feet to the true point of beginning, thence continuing 58°06'04"E 250.00 feet, thence 50°53'56"W 479.50 feet, thence 108°06'04"W 350 feet to the centerline of the West Community Drainage Ditch, thence 108°06'04"W 350 feet to the true point of beginning, except drainage ditch right of way.



ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS
On this 21st day of February 1973, before me personally appeared D. R. EQUILIS, the vice president of First Federal Savings & Loan Association of Mount Vernon, who acknowledged the foregoing instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.
WITNESS my hand and seal the day and year first above written.

Robert E. Cooper
Notary Public in and for the State of Washington, Commission Expires 12/31/74

ARCHITECT'S CERTIFICATE

I, Robert E. Cooper, hereby certify that this plat of MUTINY BAY RIVIERA is a condominium, is an accurate copy of the portions of the building plan as filed with and approved by the Island County Building Department, and that the plat accurately depicts the layout, numbers, dimensions and locations of the apartments as built.

Robert E. Cooper
Registered Professional Architect

ARCHITECT'S VERIFICATION

Robert E. Cooper, being on oath duly sworn, deposes and says that he is a Registered Architect, knows the contents of the Professional Architect's Certification above and the survey map and plans herein, and believes the same to be true.

Robert E. Cooper
Registered Professional Architect

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the owners in fee simple and mortgagee of this property, do hereby submit the property to the Horizontal Property Regimes Act, Laws of the State of Washington, 1963, Chapter 156, as amended, Laws of First Extra Ordinary Session, 1965, Chapter 11, codified in Chapter 64.32 R.C.W., and dedicate the same for condominium purposes. This is not a dedication for public purposes, or to the public, but is made only for the purposes of the Horizontal Property Regimes Act and this condominium.

This survey map and plans hereof shall be restricted by the terms of the declaration filed under the Island County Auditor's File No. 259028, and recorded in Volume 11 of Records, pages 78, 79, records of said County MUTINY BAY RIVIERA, INC.

Robert E. Cooper
Notary Public in and for the State of Washington, Commission Expires 12/31/74

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS
On this 21st day of Feb. 1973, before me personally appeared Wesley E. Hill and Lorene Hill, his wife, to me known to be the individuals who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and seal the day and year first above written.

Wesley E. Hill
Lorene Hill

STATE OF WASHINGTON)

On this 3rd day of February 1973, before me personally appeared Donald A. McKay and Philip K. Livingston, President and Secretary, respectively, of the Mutiny Bay Riviera Corporation, who acknowledged the foregoing instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.
WITNESS my hand and seal the day and year first above written.

Donald A. McKay
Philip K. Livingston

Exhibit A

MUTINY BAY RIVIERA
DIV. 1
CONDOMINIUM

PLAN HOLD

CONDOMINIUM PLAT OF
DIVISION I - APARTMENTS 1-3 & 8-15
MUTINY BAY RIVIERA
GOV. LOT 1, SECTION 9, TOWNSHIP 29 NORTH, RANGE 2 EAST, W.M.

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79-73



Note:
THE DIMENSIONS SHOWN HEREIN FOR APARTMENTS OTHER THAN APARTMENT NOS. 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, AND 15 INCLUSIVE ARE ESTIMATED ONLY. THIS PLAT WILL BE AMENDED TO SHOW THE ACTUAL DIMENSIONS AND ELEVATIONS OF SUCH UNITS AS AND WHEN THEY ARE COMPLETED. FINAL AMENDED DIMENSIONS AND ELEVATIONS OF EACH OF SAID UNITS AS BUILT SHALL CONTROL OVER THE ESTIMATED DIMENSIONS AND ELEVATIONS FOR ALL PURPOSES, INCLUDING THE OPERATION OF ANY SUCH UNITS SOLD PRIOR TO SUCH AMENDMENT.

Note: "F" refers to floor elevations "C" refers to ceiling elevations (All apartment units, unless otherwise noted - i.e. swimming pool.)
Lower & Lower Apartment walls concrete non-structurally (All apartment units, unless otherwise noted - i.e. swimming pool.)

Exhibit "A"
First Floor
MUTINY BAY RIVIERA
DIV. I
CONDOMINIUM
SHEET 2 OF 3

NOTE:
Dashed lines within apartment boundaries denote vertical surfaces between changes in ceiling elevations.
Elevations of floors are prefixed with the letter "F".
Elevations of ceilings are prefixed with the letter "C".
Elevations refer to USCGS Datum and are based upon USCGS Mon 1328.
All included areas exterior to apartment boundaries (all as constructed or to be constructed) is common area.
Elevations as denoted by "LC" are 2'-0".
Div. I denotes Apts 1-3 & 8-15 as built and located on plat.
Proposed apartments to be built as located on plat.
* Denotes Concrete Non Set unless otherwise noted.
"LC" Denotes Limited Common areas.
"P" Denotes Parking areas.



CONDOMINIUM PLAT OF
DIVISION I - APARTMENTS 1-3 & 8-15
MUTTINY BAY RIVIERA
GOV. LOT 1, SECTION 9, TOWNSHIP 29 NORTH, RANGE 2 EAST, W.M.

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80.74.



| APARTMENT NO. | % INTEREST |
|---------------|------------|
| 1 | 2.96 |
| 2 | 2.96 |
| 3 | 2.96 |
| 4 | 2.77 |
| 5 | 2.68 |
| 6 | 2.62 |
| 7 | 2.62 |
| 8 | 2.77 |
| 9 | 2.84 |
| 10 | 2.17 |
| 11 | 2.24 |
| 12 | 2.17 |
| 13 | 2.24 |
| 14 | 2.17 |
| 15 | 2.24 |
| 16 | 2.17 |
| 17 | 2.10 |
| 18 | 2.24 |
| 19 | 1.83 |
| 20 | 1.87 |
| 21 | 1.95 |
| 22 | 1.80 |
| 23 | 1.83 |
| 24 | 1.87 |
| 25 | 1.72 |
| 26 | 1.76 |
| 27 | 1.80 |
| 28 | 1.72 |
| 29 | 1.76 |
| 30 | 2.17 |
| 31 | 2.84 |
| 32 | 2.17 |
| 33 | 2.24 |
| 34 | 2.17 |
| 35 | 2.24 |
| 36 | 2.17 |
| 37 | 2.24 |
| 38 | 2.02 |
| 39 | 2.10 |
| 40 | 2.17 |
| 41 | 1.95 |
| 42 | 2.02 |
| 43 | 2.10 |
| 44 | 1.95 |
| 45 | 2.02 |

Exhibit "A"
Second & Third Floors